

SITE PLAN COMMITTEE
DECEMBER 10, 2002

1. ROLL CALL

The meeting was called to order at 4:06 p.m. Committee members present were Chair Jeff Evans, Vice-Chair James Aucamp, Jr. (departed 5:45 p.m.), Julie Aitken, Michael Crowley and Sam Engel, Jr. Also present were Planner Marcie Nolan and Secretary Janet Gale recording the meeting.

2. APPROVAL OF MINUTES: November 26, 2002

Vice-Chair Aucamp made a motion, seconded by Ms. Aitken, to approve the minutes of November 26, 2002. In a voice vote, all voted in favor. **(Motion carried 5-0)**

3. SITE PLANS

3.1 SP 5-7-02, Davie Charter School, 4400 South Pine Island Road (B-3)

Rolando Llanes and Fernando Zulueta, representing the petitioner, were present. Ms. Nolan read the planning report (Planning and Zoning Division's recommendation: suitable for consideration with four conditions).

Mr. Llanes made his presentation using renderings and he answered questions. A lengthy discussion ensued regarding the lack of architectural detail on the east and west sides of the building to which Mr. Llanes responded that he would have no problem making the revisions which had been suggested. Also discussed were the landscaping plans and materials, specifically for the buffer areas and property lines; cafeteria accommodations; loading and unloading of students; fencing; and a safety issue for pedestrians at the entrance way. Mr. Engel commented that the landscaping plans needed to be signed by a landscape architect which Mr. Llanes duly noted.

Vice-Chair Aucamp made a motion, seconded by Ms. Aitken, to approve subject to staff's recommendations and the following: 1) make the east and west architecture match or be similar to the north and south sides; 2) provide a new rendering for the Town Council's review to reflect the actual green areas and the existing houses; 3) revise the landscape plan and bring it back to this Committee and address the special notes in staff's comments regarding the perimeter buffer, also focus on the north parking property line and focus on the east property line which concerned the residents; 4) change the chain-link fence to a metal picket fence; and 5) add "bollards" at the main entrance. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Aucamp - yes; Ms. Aitken - yes; Mr. Crowley - no; Mr. Engel - yes. **(Motion carried 4-1)**

3.2 SP 9-5-02, Rick Case Dealership, northeast corner of Weston Road and SW 36 Street (BP)

Bill Laystrom, Jeff Peal and Rick Case, representing the petitioner, were present. Ms. Nolan read the planning report (Planning and Zoning Division's recommendation: suitable for presentation with one condition).

Mr. Laystrom provided historical information and explained the intent of the project using several renderings. A concern of the Committee was that the service area of the building faced Weston Road. During the discussions, Mr. Case introduced a different "corporate" design that he had just received. It appeared that this design addressed some of the concerns

which Committee members had; however, it was agreed that they needed a complete set of plans and time to adequately review them.

**SITE PLAN COMMITTEE
DECEMBER 10, 2002**

Mr. Crowley made a motion, seconded by Mr. Engel, to table to January 7, 2003. In a voice vote, all voted in favor. **(Motion carried 5-0)**

3.3 SP 10-11-02, Boys & Girls Club at Driftwood Estates Park, 7525 NW 33 Street (CF)

William Scott, Housing and Community Development Director Shirley Taylor-Prakelt, and Public Works Project Director Bruce Bernard, representing the petitioner, were present. Ms. Nolan read the planning report (Planning and Zoning Division's recommendation: suitable for consideration with six conditions).

Mr. Scott explained the intent of the project and answered questions. Ms. Taylor-Prakelt clarified an issue regarding the fencing which negated a recommendation made by staff and referred to as item four.

Mr. Crowley made a motion, seconded by Mr. Engel to approve subject to staff's recommendations one, two, three, and five; and that for staff recommendation number six, that Vice-Chair Aucamp work with the landscape architect on the areas under the FP&L wires and against the building. In a roll call vote, the vote was as follows: Chair Evans – yes; Vice-Chair Aucamp – absent; Ms. Aitken – yes; Mr. Crowley – yes; Mr. Engel – yes. **(Motion carried 4-0)**

4. OLD BUSINESS

There was no old business discussed.

5. NEW BUSINESS

There was no new business discussed.

6. COMMENTS AND/OR SUGGESTIONS

There were no comments and/or suggestions made.

7. ADJOURNMENT

As there was no further business and no objections, the meeting was adjourned at 5:57 p.m.

Date Approved: _____

Chair/Committee Member